

Figure 6-3: Building Not Salvageable or Land Needed for Other Purposes

Reversion Decision	Outcome	Advantages	Disadvantages
No reversion	New lease to existing tenant, new investment	<ul style="list-style-type: none"> • Encourages stability on the airport • Airport continues to work with known tenant 	<ul style="list-style-type: none"> • May not meet non-discrimination requirements since it precludes opportunities for new tenants
Reversion	New lease to new (or current) tenant based on open, non-discriminatory competition, new investment	<ul style="list-style-type: none"> • Addresses federal non-discrimination requirement if RFP non-discriminatory • Allows airport to look for the best tenant 	<ul style="list-style-type: none"> • Disrupts airport operations, in particular if FBO leaves • May have to address contamination issues
Reversion	City makes new investment, leases improvement	<ul style="list-style-type: none"> • Addresses federal non-discrimination requirement if RFP non-discriminatory • Allows airport to look for the best tenant 	<ul style="list-style-type: none"> • Will require airport staff time to manage and maintain premises, including time outside regular business hours • Will require business-like, customer-oriented attitude on part of airport staff • Will require extensive capital investment up front on the part of the airport • May require the use of City general revenue bonds and affect the City's bond rating • No lease tax revenue • May have to address contamination issues

Source: Hanson Professional Services, Inc.